

July 2, 2010

MUNI # 57020
REBECCA BRUNNER-STROEDE, CLERK
TOWN OF OJIBWA
PO BOX 62035
OJIBWA WI 54862-2035

Dear Municipal Official:

We have reviewed your ordinance for the municipal adoption of the Uniform Dwelling Code (UDC) and found it acceptable with the following exception:

At the end of section VIII on Penalties, you state that forfeiture amounts shall be set and regulated by Sawyer County Zoning. This UDC ordinance is a municipal ordinance that is completely separate from zoning. Enforcement is done on the municipal level through the contract between the town and the certified inspector. Therefore, penalty amounts need to be set in this ordinance. Section 101.66 (3) Stats., sets the state-level penalties between \$25.00 per day and \$500.00 per day of noncompliance. The model ordinance that we provide as a service to municipalities has a higher maximum, which is our recommendation.

It is our understanding that you will begin enforcement immediately using TAK Inspections as your certified inspector. Note that all inspections must be performed by properly certified inspectors.

We recommend that you provide a copy of your ordinance to your authorized inspector.

By copy of this letter, we are also informing your county so that they may forward this information to their land use, zoning and sanitary permit staff, who may refer potential UDC building permit applicants to the proper party.

Feel free to contact me if you have any questions. [You should also change the heading on the ordinance to "Town of Ojibwa".]

Sincerely,

Duane Hubeler
UDC Consultant
Tel. (608)266-1390

cc:

KRIS MAYBERRY
SAWYER COUNTY
PO BOX 836
HAYWARD WI 54843-0836

TAK INSPECTIONS
TROY KADLECEK
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